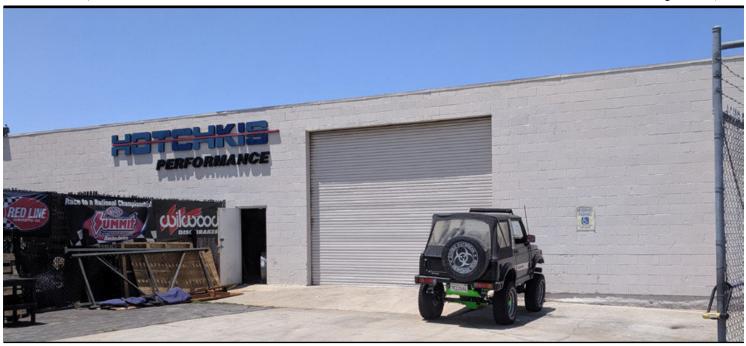


## **Daum Commercial**

## 13810 Cerritos Corporate Dr., Suite C Cerritos, CA 90703 | 562-207-3300

22,170 SF **Industrial For Lease & For Sale Available SF Building Size** 22,170 SF



Address: **Cross Streets:**  8633 Sorensen Ave, Santa Fe Springs, CA 90670 Sorensen Ave/Burke St

Free Standing Industrial / Light Manufacturing Building ±13,000 SF Secured Yard Area 800 AMP Power Service Distributed with Buss Ducting Great Loading Access Via Alleyway Quick Access to 605 Freeway

Yes

2

0

Brick

No

/ Ratio:

Existing / 1963

Warehouse/Office

15'-18'

Sprinklered:

Clear Height:

GL Doors/Dim:

DH Doors/Dim:

A: 800 V: 0: W:

Whse HVAC:

**Rail Service:** 

Specific Use:

**Parking Spaces:** 

**Construction Type:** 

Const Status/Year Blt:

Lease Rate/Mo:	\$18,845
Lease Rate/SF:	\$0.85
Lease Type:	Gross
Available SF:	22,170 SF
Minimum SF:	22,170 SF
Prop Lot Size:	0.88 Ac / 38,333 SF
Term:	Submit

Sale Price: \$5,100,000.00 Sale Price/SF: \$230.04

Taxes:

Yard:

Fenced / Paved

Zoning: M-2

**Listing Company:** Daum Commercial Nate Ortega 562-207-3307, Casey Mungo 562-207-3301 Agents:

Listing #: 23552605 **Listing Date:** 08/05/2019

Lessee to verify all data contained herein. Maintenance fee for lease. Bonus office area. Notes:

Office SF / #: 3,300 SF / 6 Restrooms:

Office HVAC: Heat & AC Finished Ofc Mezz: 150 SF Include In Available: No **Unfinished Mezz:** 0 SF Include In Available: No Possession: Now Vacant: Yes

To Show: Call broker Market/Submarket: MidCounties APN#: 8168-023-035



FTCF: CB250Y150S250/AOAA





